



Baltimore County
Department of Planning

Quarterly Subdivision Report

Fourth Quarter

October 1, 2016 – December 31, 2016

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Introduction

This issue of the Quarterly Subdivision Report summarizes Baltimore County development for residential and non-residential activities for the time period beginning October 1, 2016 and ending December 31, 2016. The report utilizes Baltimore County Department of Permits, Approvals, and Inspections (PAI) data as of February 2017. Detailed information on each of the approved development plans in the reporting quarter is presented in the Appendix. The report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential square footage of proposed improvements

Adjustments have been made to residential unit counts in tables and graphs to accurately reflect calculations of unit increases and decreases due to plan refinements. Refer to the comments section in the appendix for descriptions of refinements.

Policy Framework

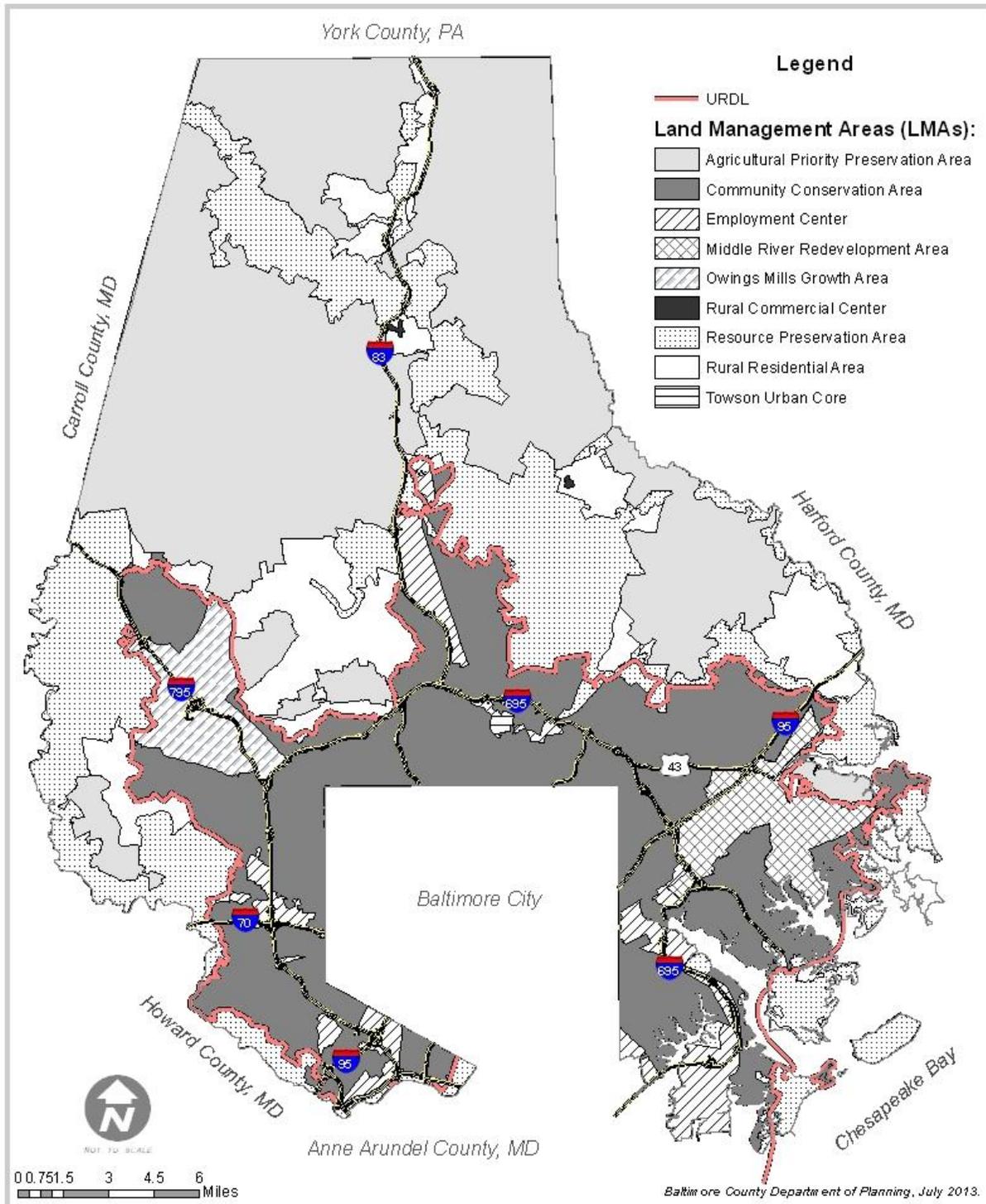
Baltimore County, Maryland, instated growth management policies in the late 1960s. These policies are established by the master planning process, and are essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The urban area inside the URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of County revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County.

The Quarterly Subdivision Report tracks the County's progress in the application of the *Master Plan 2020* analyzing where development is occurring in relation to the URDL, Land Management Areas and Growth Tiers.

The following map and table illustrate the relationship between the URDL and Land Management Areas (LMAs). The LMAs were established in *Master Plans 2000 and 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



LMA Code	LMA Name	URDL Location
CCA	Community Conservation Area	Urban
EC	Employment Center	Urban
EC HV	Employment Center - Hunt Valley	Urban
MRRRA	Middle River Redevelopment Area	Urban
OMGA	Owings Mills Growth Area	Urban
TUC	Towson Urban Center	Urban
APPA	Agricultural Priority Preservation Area	Rural
RCC	Rural Commercial Center	Rural
RPA	Resource Preservation Area	Rural
RRA	Rural Residential Area	Rural

Development Summary

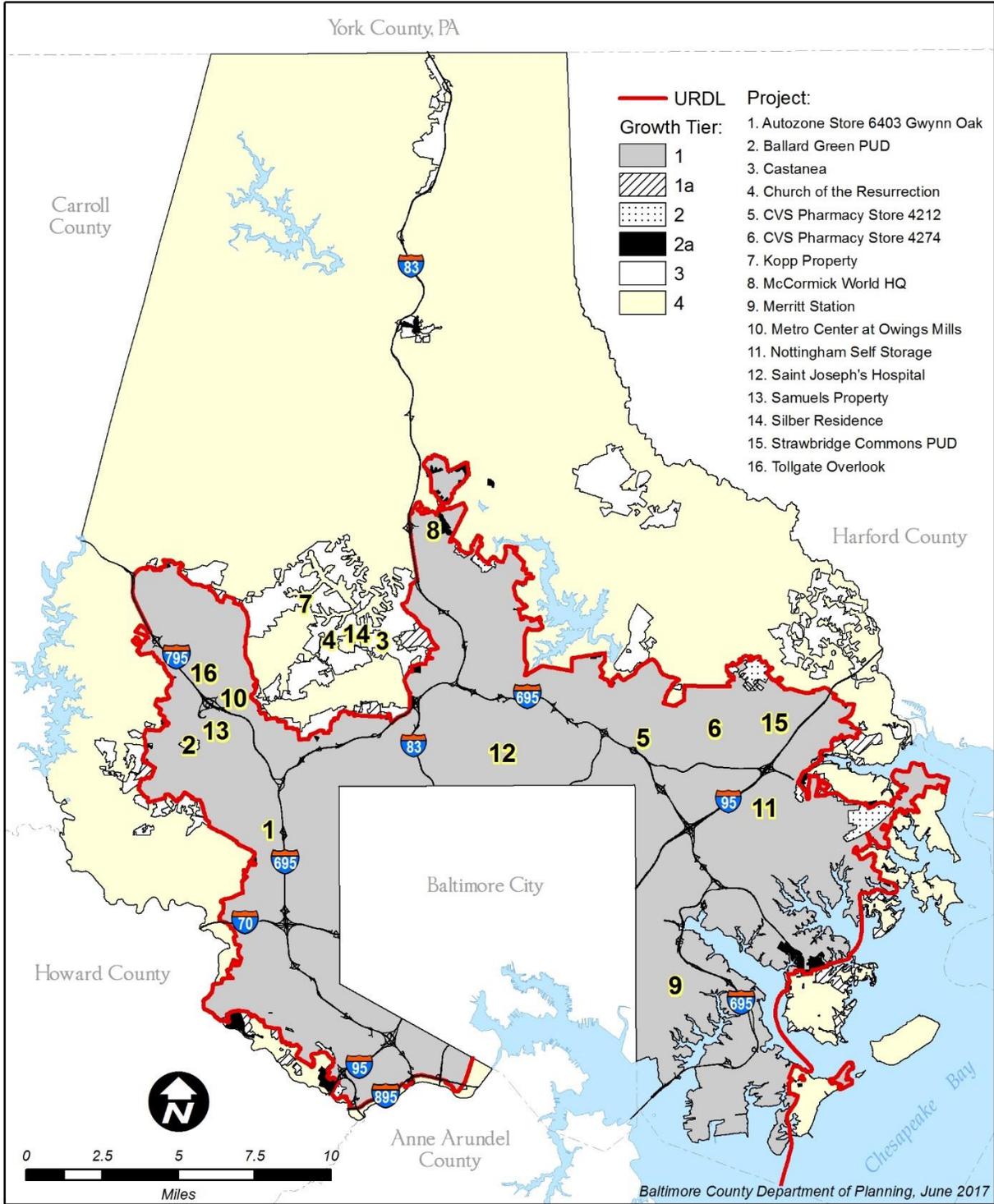
During the 4th quarter of 2016, Baltimore County approved 16 development plans. During this reporting period, one PUD development, two minor developments, two major developments, four limited developments and seven plan refinements were approved (Figure 1). Eleven of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 4th Quarter, 2016

Map Key	Project Name	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	AUTOZONE STORE 6403	LIMITED	COMMERCIAL	BL, DR 5.5	0.888	CCA	1
2	BALLARD GREEN PUD	REFINEMENT	MIXED	DR 3.5, DR 16, DR 5.5	105.060	OMGA	2
3	CASTANEA	REFINEMENT	SFD	RC 7, RC 5	229.4300	RRA	4
4	CHURCH OF THE RESURRECTION	LIMITED	INSTITUTION	RC 5	7.200	RRA	3
5	CVS PHARMACY STORE 4212	LIMITED	COMMERCIAL	BL, BL-AS, DR 5.5	2.46	CCA	1
6	CVS PHARMACY STORE 4274	LIMITED	COMMERCIAL	BL, ROA	2.821	CCA	1
7	KOPP PROPERTY	MINOR	SFD	RC 5	13.230	RRA	4
8	MCCORMICK WORLD	REFINEMENT	OFFICE	ML-IM	23.168	EC	1
9	MERRITT STATION	MAJOR	MF	BM-CC, DR 5.5	8.350	CCA	1
10	METRO CENTER AT OWINGS MILLS	REFINEMENT	MIXED	BM-CT, ML-IM	47.571	OMGA	1
11	NOTTINGHAM SELF STORAGE	REFINEMENT	COMMERCIAL	ML-IM	0.513	MRRRA	1
12	SAINT JOSEPH HOSPITAL	REFINEMENT	INSTITUTION	DR 2	27.000	CCA	1
13	SAMUELS PROPERTY	REFINEMENT	MF	RAE 2	4.900	OMGA	1
14	SILBER RESIDENCE	MINOR	SFD	RC 5	4.227	RRA	3
15	STRAWBRIDGE COMMONS PUD	PUD	SFA	DR 3.5H	12.033	CCA	1
16	TOLLGATE OVERLOOK	MAJOR	SFD	DR 3.5	11.780	OMGA	1

Source: Baltimore County Government, February 2017.

Approved Development Plans, 4th Quarter, 2016



Residential Development

In the 4th quarter of 2016, Baltimore County approved 141 housing units, 41% being single-family attached units. (See Figure 2). There were 28 single-family detached and 55 multi-family units developed in the reporting quarter. All but 5 units are in land management areas that are inside the URDL. (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 4th Quarter 2016.

Map Key	Project Name	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
2	BALLARD GREEN PUD*	OMGA	2	REFINEMENT	MIXED	0	0	0	-4	-4
3	CASTANEA*	RRA	4	REFINEMENT	SFD	0	0	0	0	0
7	KOPP PROPERTY	RRA	4	MINOR	SFD	3	0	0	0	3
9	MERRITT STATION	CCA	1	MAJOR	MF	0	0	0	72	72
13	SAMUELS PROPERTY*	OMGA	1	REFINEMENT	MF	0	0	0	-13	-13
14	SILBER RESIDENCE	RRA	3	MINOR	SFD	2	0	0	0	2
15	STRAWBRIDGE COMMON PUD	CCA	1	PUD	SFA	0	0	58	0	58
16	TOLLGATE OVERLOOK	OMGA	1	MAJOR	SFD	23	0	0	0	23
SUM:						28	0	58	55	141
Percentage:						19.86%	0.00%	41.13%	39%	100%

Source: Baltimore County Government, February, 2017.

SFD: Single family detached. SFA: Single family attached.

SFSD: Single family semi-detached. MF: Multi-family.

* Indicates refinements to approved plans where dwellings to be developed are increased or decreased.

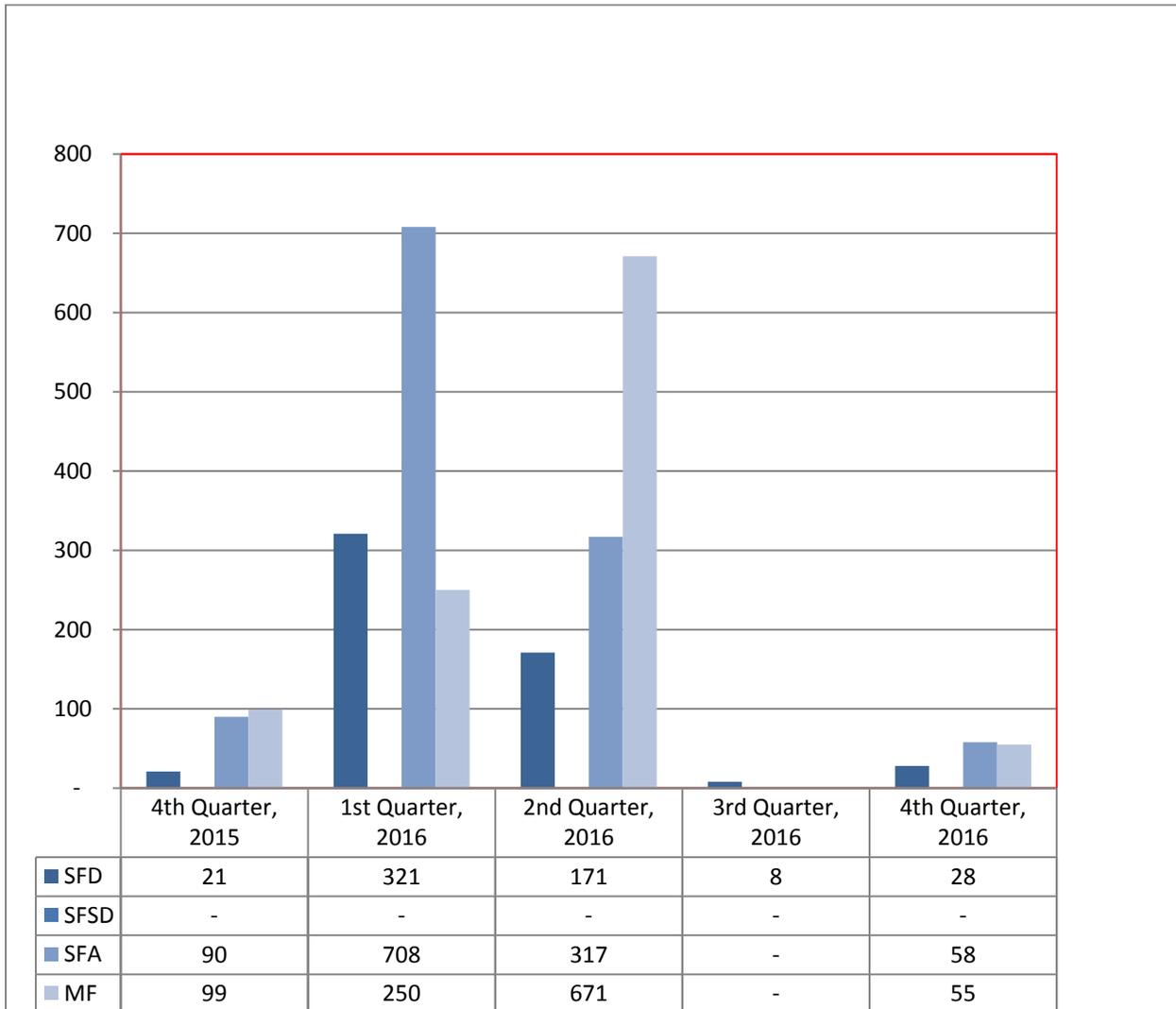
Figure 3. Number of Units by LMA in Approved Development Plans, 4th Quarter, 2015 - 4th Quarter, 2016

LMA Code	LMA Name	4th Quarter, 2015	1st Quarter, 2016	2nd Quarter, 2016	3rd Quarter, 2016	4th Quarter, 2016	Total
APPA	Agricultural Priority Preservation Area	7	10	4	0	0	21
CCA	Community Conservation Area	42	19	426	8	130	625
EC	Employment Center	62	0	192	0	0	254
EC-HV	Employment Center-Hunt Valley	0	0	0	0	0	0
MRRA	Middle River Redevelopment Area	0	1,247	0	0	0	1247
OMGA	Owings Mills Growth Area	99	2	56	0	6	2,753
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	0	0	0
RRA	Rural Residential Area	0	1	2	0	5	8
TUC	Towson Urban Center	0	0	479	0	0	479
	Total	210	1,279	1,159	8	141	2,797

Source: Baltimore County Government, February 2017

*Adjustments have been made to unit counts for previous quarters to accurately reflect refinements.

Figure 4. Units by Type in Approved Development Plans 4th Quarter 2015- 4th Quarter 2016



The graph in Figure 4 shows the approved development plans by type over the period beginning with the 4th quarter of 2015 continuing through the 4th quarter of 2016.

The report also compiles the number of occupancy permits for residential units approved in the quarter. These new residential units are a part of development plans approved and recorded prior to the reporting quarter or for existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being applied.

In the period from 4th quarter 2015 to 4th quarter 2016, 1,215 units were approved for occupancy. Of them, 89% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 4th quarter of 2016, over 77% of new units with approved occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 4th Quarter, 2015 – 4th Quarter, 2016

Housing Type	4th Quarter, 2015	1st Quarter, 2016	2nd Quarter, 2016	3rd Quarter, 2016	4th Quarter, 2016	Total
SFD	122	95	129	148	111	605
SFSD	2	2	6	4	4	18
SFA	128	34	79	137	87	465
MF	127*	-	-	-	-	127
Sum	379	131	214	289	202	1,215

*= Senior Apartment Buildings

Figure 6. Units in Occupancy Permits by LMA, 4th Quarter, 2016

LMA	SFD	SFSD	SFA	MF	Total
APPA	7	-	-	-	7
EC	1	-	10	-	11
CCA	69	4	24	-	97
MRRA	17	-	6	-	23
OMGA	1	-	29	-	30
RPA	9	-	16	-	25
RRA	7	-	-	-	7
TUC	-	-	2	-	2
Sum	111	4	87	0	202

Policy Area Type	# of Units	% Share of Total
Urban LMA	188	87.85%
Rural LMA	26	12.15%
Total	202	100.00%

Figure 7. Units in Occupancy Permits by Growth Tier, 4th Quarter 2016

Growth Tier	SFD	SFSD	SFA	MF	Total	% Share of Total
1	88	4	64	-	156	77.23%
1a	1	-	-	-	1	0.50%
2	1	-	23	-	24	11.39%
2a	-	-	-	-	0	0.00%
3	4	-	-	-	4	1.98%
4	17	-	-	-	17	8.42%
Sum	111	4	87	0	202	100%

Non-Residential Developments

There were eight non-residential development plans approved in the 4th quarter of 2016 (Figure 7). The largest development consisted of a proposed 93,700 square foot increase in building area for a proposed hotel in the Owings Mills Growth Area, including 17 additional rooms, as part of a plan refinement.

Figure 8. Approved Non-Residential/Mixed Development Plans, 4th Quarter, 2016

MAP KEY	Project Name	LMA	Use Type	Track	Type	Industrial	Institution	Office	Restaurant	Retail	Other	Total
1	AUTOZONE STORE 6403	CCA	Proposed automotive services	Limited	Commercial	-	-	-	-	6,816sf	-	6,816sf
4	CHURCH OF THE RESURRECTION	RRA	Proposed addition to church	Limited	Institution	-	13,650sf	-	-	-	-	13,650sf
5	CVS PHARMACY STORE 4212	CCA	Proposed CVS	Limited	Commercial	-	-	-	-	13,281sf	-	13,281sf
6	CVS PHARMACY STORE 7274	CCA	Proposed CVS	Limited	Commercial	-	-	-	-	13,281sf	-	13,281sf
8	MCCORMICK WORLD HQ	EC	Proposed office building	Limited	Office	-	-	14,890sf	-	-	-	14,890sf
10	*METRO CENTER AT OWINGS MILLS	OMGA	Additional hotel area	Refinement	Mixed	-	-	-	-	-	93,700sf	93,700sf
11	NOTTINGHAM SELF STORAGE	MRRA	Proposed to add pad site and create new lot	Limited	Commercial	-	-	-	-	-	-	-
12	SAINT JOSEPH HOSPITAL	CCA	Proposed to raze existing storage and replace with larger building.	Limited	Institution	-	1,100sf	-	-	-	-	1,100sf
SUM:						0sf	14,750sf	14,890sf	0sf	33,378sf	93,700sf	156,718sf
Percentage:						0%	9.41%	9.50%	0%	21.30%	59.79%	100%

Source: Baltimore County Government, February 2017.

*Indicates refinements to approved plans where building square footage to be developed is increased or decreased.

Appendix

Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
COUNCIL DISTRICT.....	County Councilmanic District
LOCATION.....	Address of project
TAX MAP / BLOCK / PARCEL..	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
LMA.....	Land Management Areas
GROWTH TIER I.....	Served by public sewer and inside the URDL
GROWTH TIER IA.....	Served by public sewer and outside the URDL
GROWTH TIER II.....	Planned for public sewer and inside the URDL
GROWTH TIER IIA.....	Planned for public sewer and outside the URDL
GROWTH TIER III.....	Large lot developments on septic
GROWTH TIER IV.....	Preservation and conservation areas. No major subdivisions on septic.

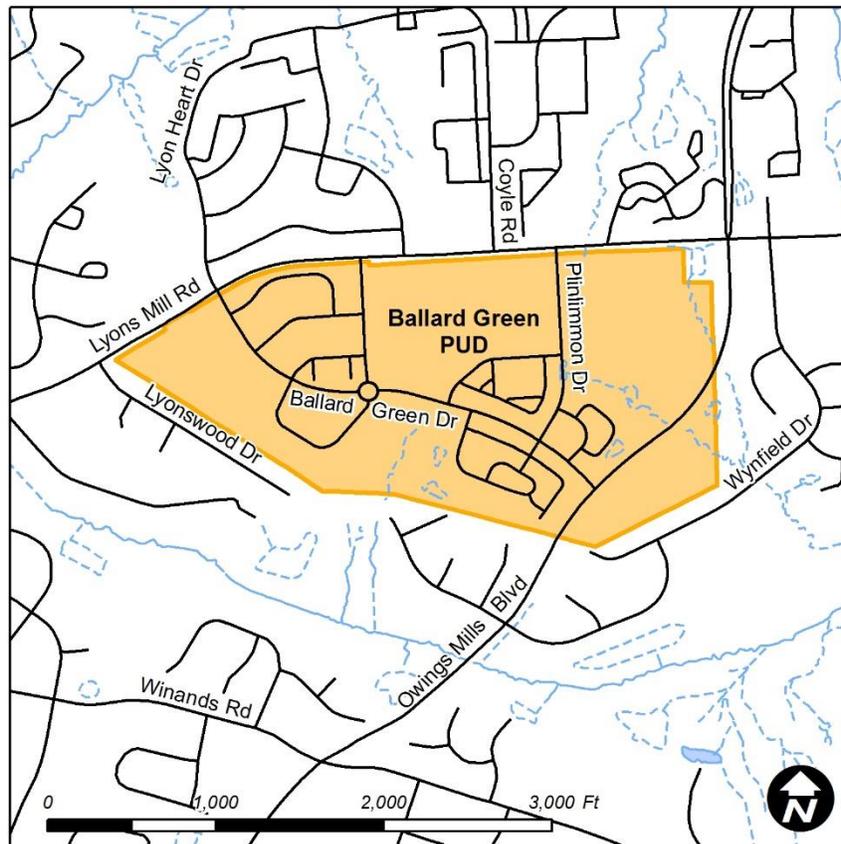
AutoZone-Store 6403

DEVELOPMENT TRACK:	Limited	PAI #	20781				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	8001 Liberty Rd.						
MAP	77	COUNCIL DISTRICT	4	PLAN SUBMITTED	9/22/2015		
BLOCK	24	LMA	CCA	PLAN APPROVAL	11/22/2016		
PARCEL	493	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	0.738
SFD	0	DVLP SFD	0	ZONING2	DR 5.5	ACRES	0.15
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.888
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



Ballard Green PUD-Refinement

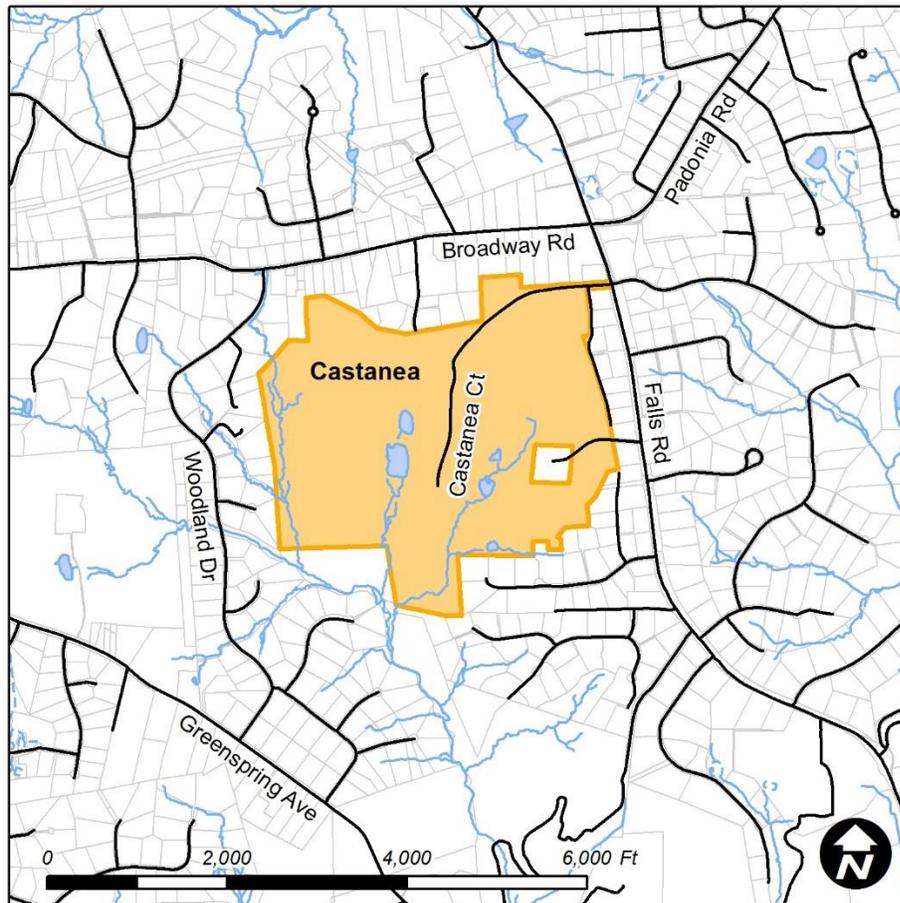
DEVELOPMENT TRACK:	PUD	PAI #	20739					
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:						
		LIMITED #						
LOCATION:	Lyons Mill Rd.							
MAP	67	COUNCIL DISTRICT	4	PLAN SUBMITTED	6/7/2016			
BLOCK	13	LMA	OMGA	PLAN APPROVAL	10/11/2016			
PARCEL	31	Growth Tier	2					
#PROPOSED:		#DEVELOPED:						
UNITS/LOTS	522	UNITS/LOTS	109	ZONING1	DR 3.5	ACRES	99.89	
SFD	0	DVLP SFD	0	ZONING2	DR 16	ACRES	5.11	
SFSD	0	DVLP SFSD	0	ZONING3	DR 5.5	ACRES	0.057	
SFA	427	DVLP SFA	108				TOTAL	105.06
MULTIFAM	94	DVLP MFAM	0					
SPECIAL	0	DVLP SPECIAL	0					
OTHER	1	DVLP OTHER	1					
CCOMMENT: Refinement is to reduce the number of condos from 98 to 94								



Castanea-Refinement

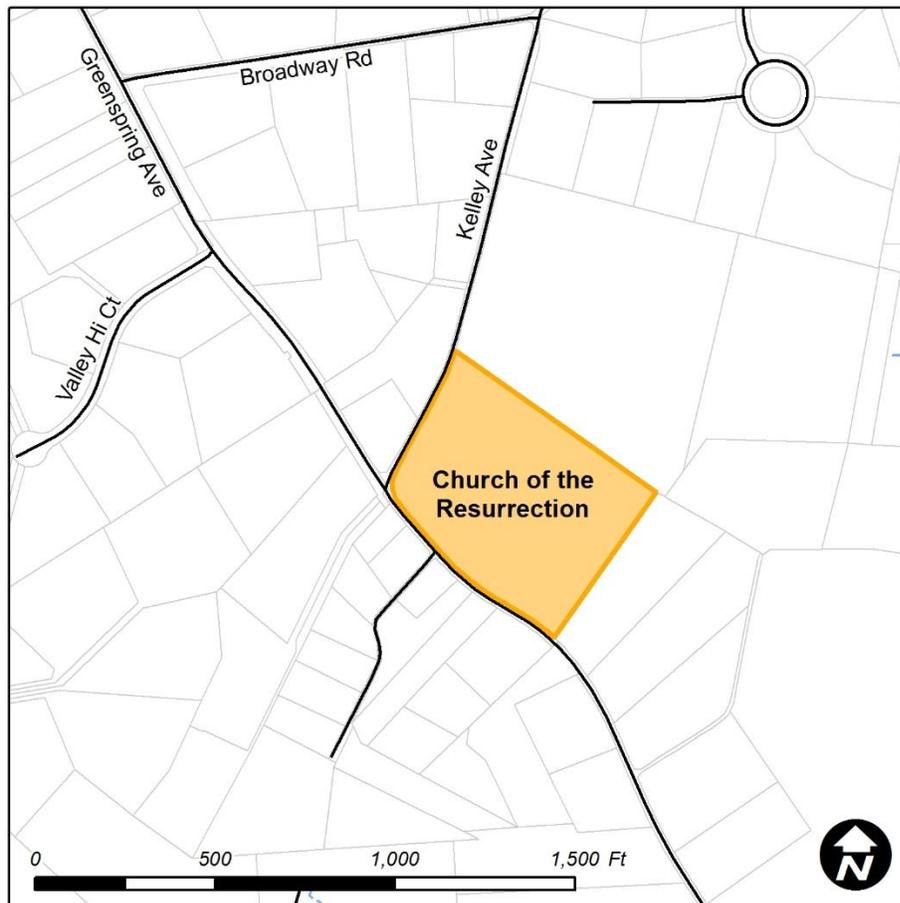
DEVELOPMENT TRACK:	Major	PAI #	80886			
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	LIMITED #			
LOCATION:	11700 Falls Road					
MAP	59	COUNCIL DISTRICT	2	PLAN SUBMITTED	11/15/2016	6
BLOCK	6	LMA	RRA	PLAN APPROVAL	12/8/2016	
PARCEL	5	Growth Tier	4			
#PROPOSED:	#DEVELOPED:					
UNITS/LOTS	8	UNITS/LOTS	0	ZONING1	RC 7	ACRES 227.92
SFD	8	DVLP SFD	0	ZONING2	RC 5	ACRES 1.51
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 229.43
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			

COMMENT: Refinement to transfer acreage from Parcel A to adjacent property owner.



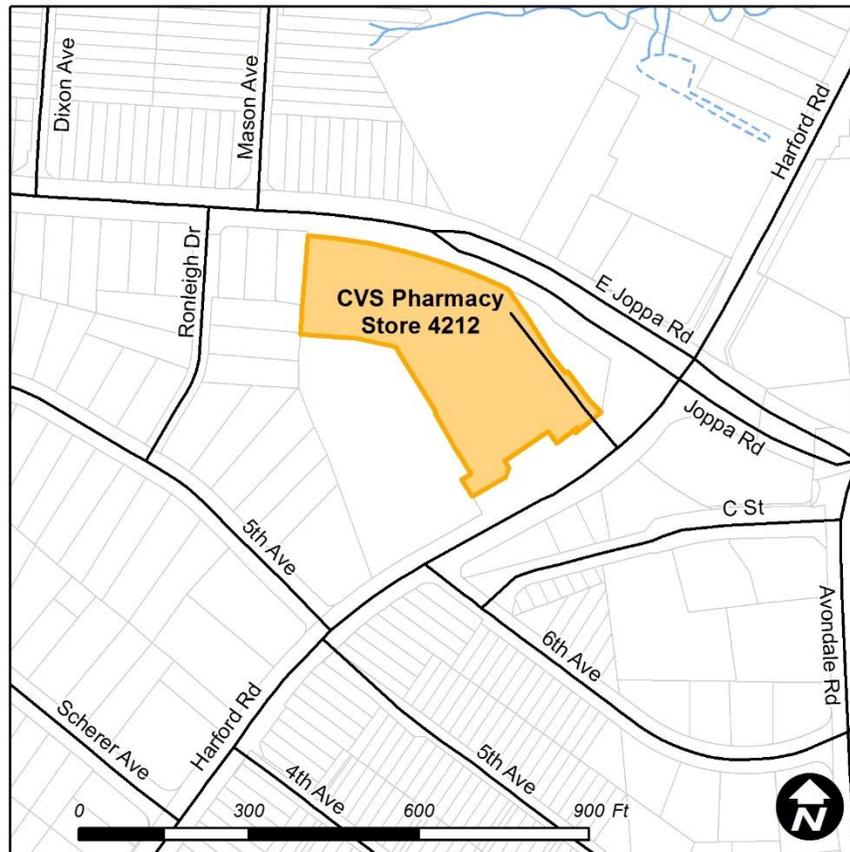
Church of the Resurrection

DEVELOPMENT TRACK:	Limited	PAI #	80903			
DEVELOPMENT TYPE:	Institution	MINOR SUB #:				
		LIMITED #				
LOCATION:	11525 Greenspring Ave					
MAP	59	COUNCIL DISTRICT	2	PLAN SUBMITTED	6/6/2016	
BLOCK	3	LMA	RRA	PLAN APPROVAL	11/15/2016	
PARCEL	322	Growth Tier	3			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 5	ACRES 7.28
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 7.28
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	2	DVLP SPECIAL	1			
OTHER	0	DVLP OTHER	0			



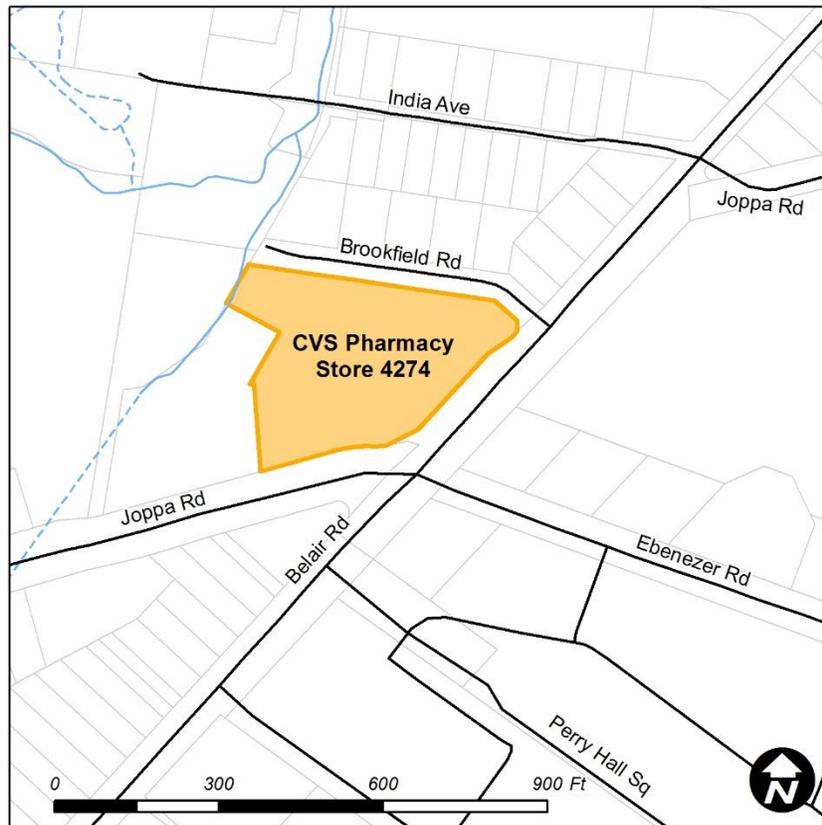
CVS Pharmacy Store 4212

DEVELOPMENT TRACK:	Limited	PAI #	90853			
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:				
		LIMITED #				
LOCATION:	2911 East Joppa Rd.					
MAP	71	COUNCIL DISTRICT	5	PLAN SUBMITTED	8/25/2015	
BLOCK	15	LMA	CCA	PLAN APPROVAL	10/21/2016	
PARCEL	1064	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES 1.21
SFD	0	DVLP SFD	0	ZONING2	DR 5.5	ACRES 0.7
SFSD	0	DVLP SFSD	0	ZONING3	BL-AS	ACRES 0.562
SFA	0	DVLP SFA	0		TOTAL	2.463
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			



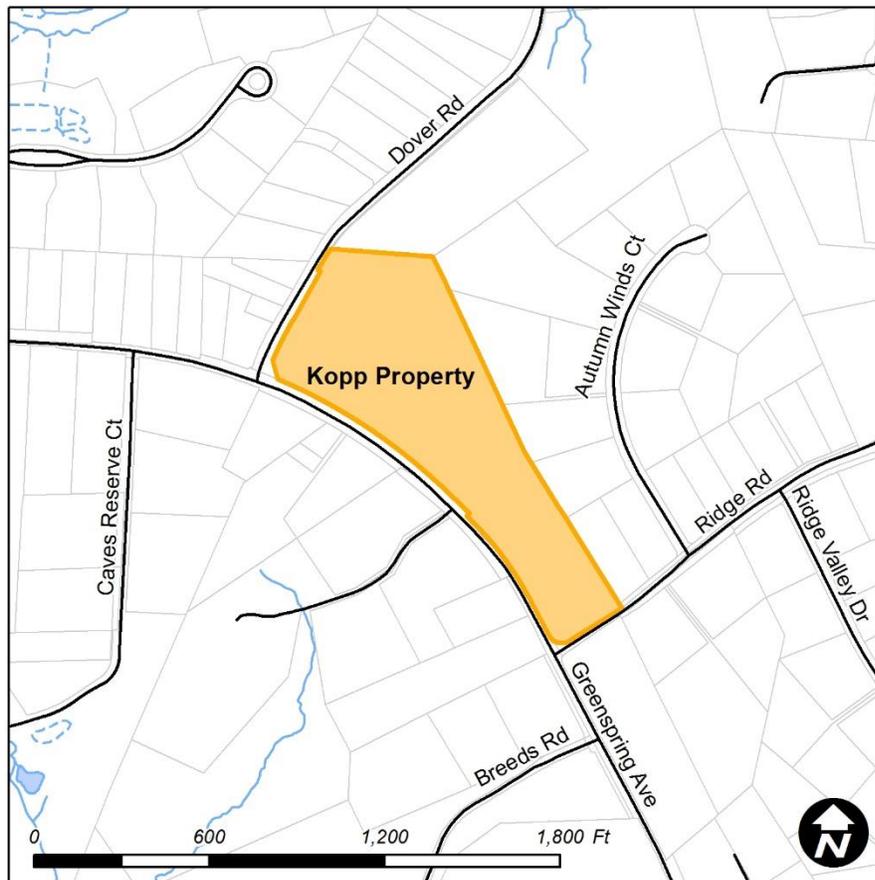
CVS Pharmacy Store 4274

DEVELOPMENT TRACK:	Limited	PAI #	111138				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	4140 Brookfield Rd.						
MAP	72	COUNCIL DISTRICT	5	PLAN SUBMITTED	10/13/2015		
BLOCK	7	LMA	CCA	PLAN APPROVAL	11/28/2016		
PARCEL	857	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	BL	ACRES	2.375
SFD	0	DVLP SFD	0	ZONING2	ROA	ACRES	0.417
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.821
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	1				



Kopp Property

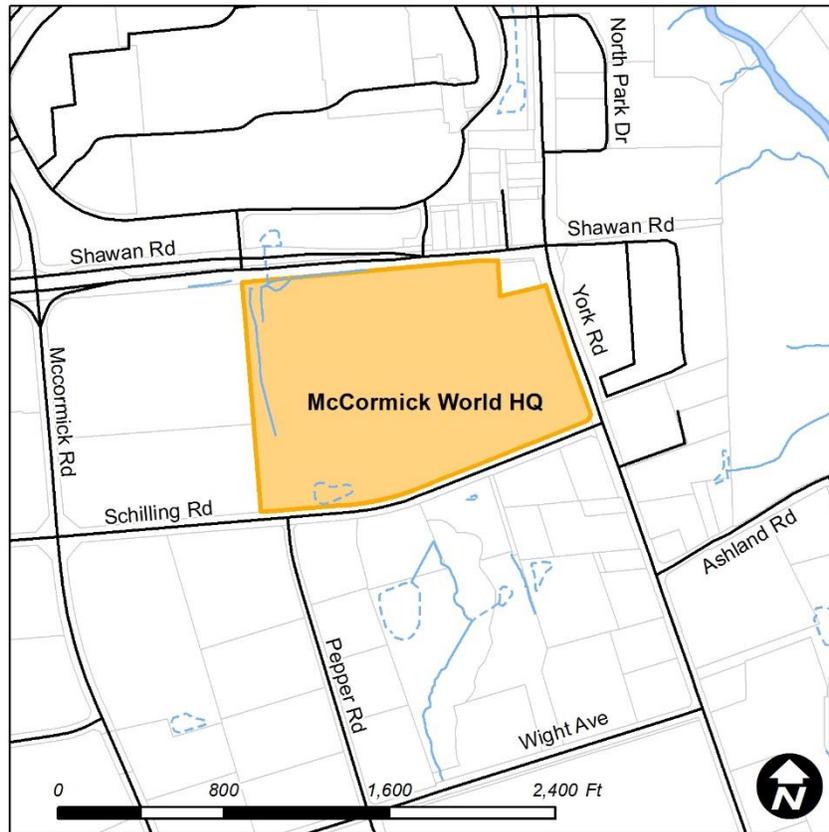
DEVELOPMENT TRACK:	Minor	PAI #	80892			
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	15007M			
		LIMITED #				
LOCATION:	12245 Greenspring Ave.					
MAP	50	COUNCIL DISTRICT	2	PLAN SUBMITTED	3/9/2015	
BLOCK	14	LMA	RRA	PLAN APPROVAL	11/30/2016	
PARCEL	363	Growth Tier	4			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	3	UNITS/LOTS	0	ZONING1	RC 5	ACRES 13.23
SFD	3	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 13.23
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			



McCormick World HQ-Refinement

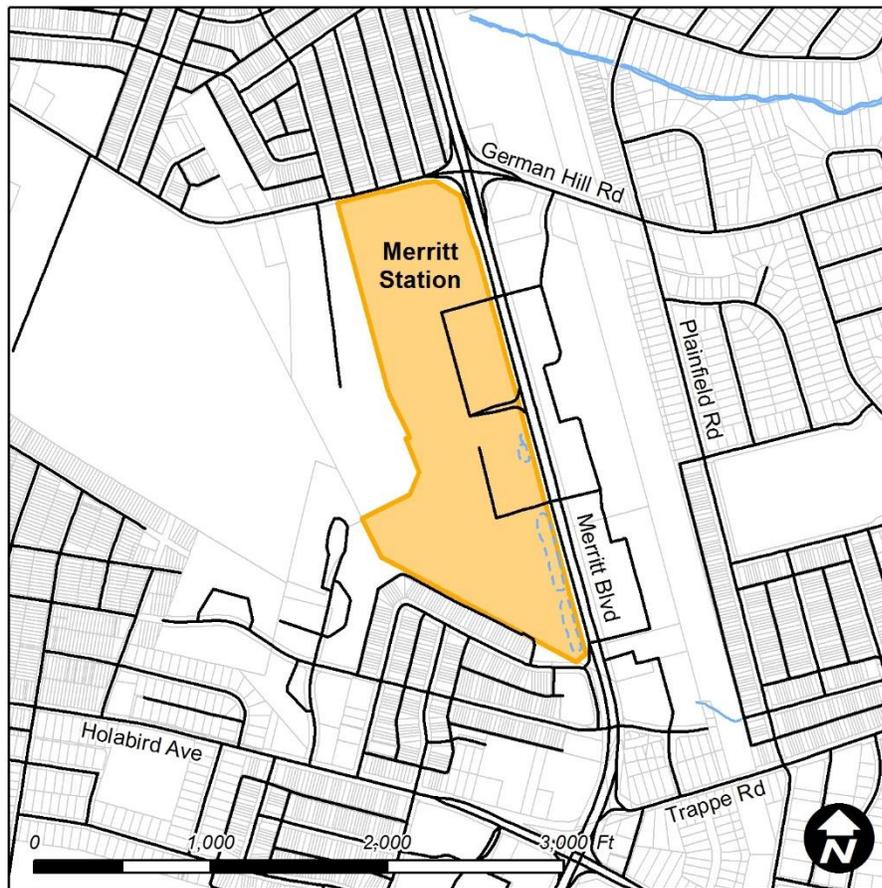
DEVELOPMENT TRACK:	Refinement	PAI #	80643			
DEVELOPMENT TYPE:	Office	MINOR SUB #:				
		LIMITED #				
LOCATION:	10 Schilling Rd.					
MAP	42	COUNCIL DISTRICT	3	PLAN SUBMITTED	5/10/2016	
BLOCK	15	LMA	EC	PLAN APPROVAL	12/2/2016	
PARCEL	445	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	ML-IM	ACRES 23.168
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 23.168
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			

COMMENT: Refinement for additional 1 story Verizon space.



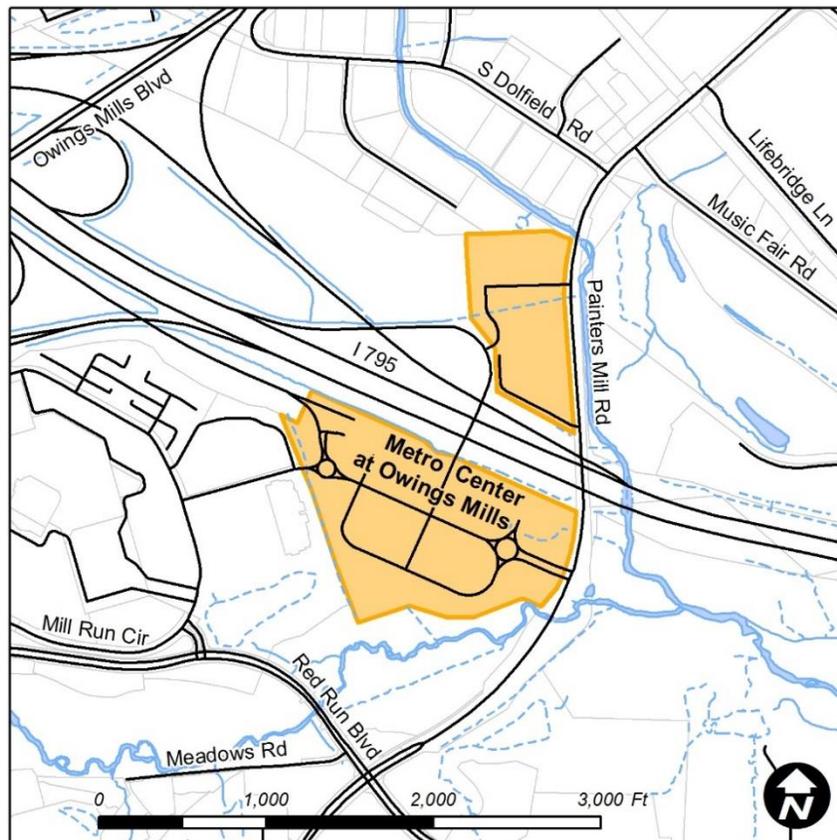
Merritt Station

DEVELOPMENT TRACK:	Major	PAI #	120071				
DEVELOPMENT TYPE:	MF	MINOR SUB #:					
		LIMITED #					
LOCATION:	1410 Merritt Blvd.						
MAP	103	COUNCIL DISTRICT	7	PLAN SUBMITTED	6/28/2016		
BLOCK	5	LMA	CCA	PLAN APPROVAL	10/26/2016		
PARCEL	617	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	72	UNITS/LOTS	0	ZONING1	BM-CC	ACRES	4.462
SFD	0	DVLP SFD	0	ZONING2	DR 5.5	ACRES	0.001
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	
MULTIFAM	72	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



Metro Center at Owings Mills-Refinement

DEVELOPMENT							
TRACK:	Major	PAI #	40652				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	Painters Mill Rd.						
MAP	67	COUNCIL DISTRICT	4	PLAN SUBMITTED	3/29/2016		
BLOCK	3	LMA	OMGA	PLAN APPROVAL	10/21/2016		
PARCEL	504	Growth Tier	1		6		
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1688	UNITS/LOTS	0	ZONING1	BM-CT	ACRES	47.225
SFD	0	DVLP SFD	0	ZONING2	ML-IM	ACRES	0.346
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	47.571
MULTIFAM	1688	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
<p style="color: red;">COMMENTS: Refinement is a proposed 93,700sf increase in the building area for a proposed hotel to include 17 additional rooms.</p>							



Nottingham Self Storage-Refinement

DEVELOPMENT TRACK:	Limited	PAI #	150945				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	9913 Philadelphia Rd.						
MAP	82	COUNCIL DISTRICT	6	PLAN SUBMITTED	5/24/2016		
BLOCK	16	LMA	MRRA	PLAN APPROVAL	10/27/2016		
PARCEL	848	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	0.513
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.513
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				

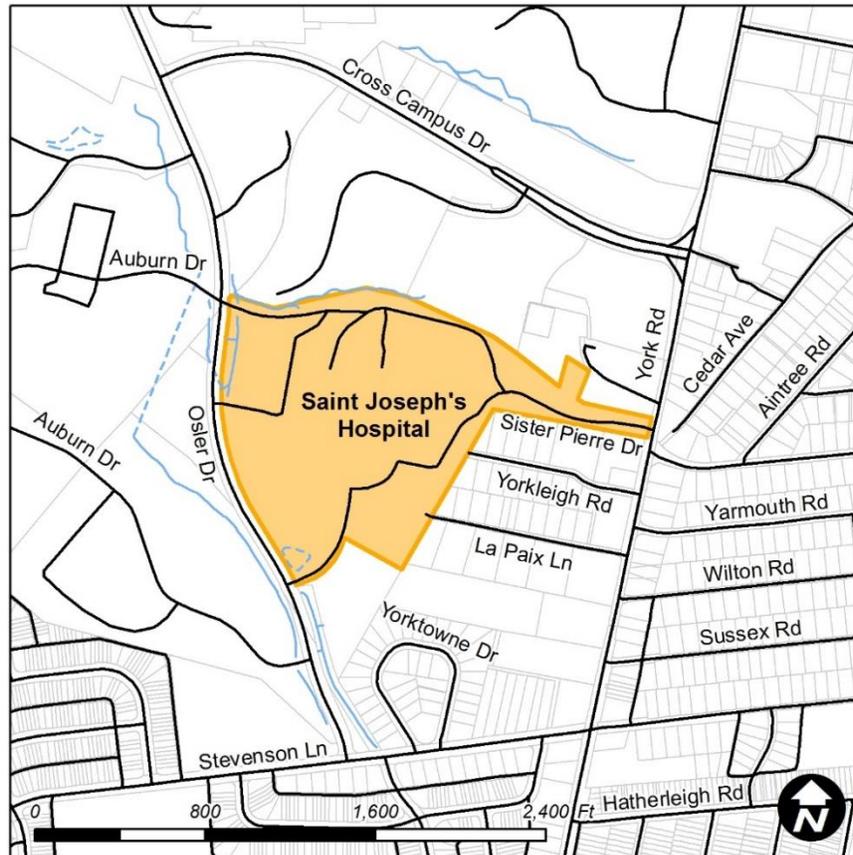
COMMENT: Refinement is to add a pad site and create a new lot.



Saint Joseph Hospital-Refinement

DEVELOPMENT TRACK:	Limited	PAI #	90520				
DEVELOPMENT TYPE:	Institution	MINOR SUB #:					
		LIMITED #					
LOCATION:	7601 Osler Dr.						
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	9/6/2016		
BLOCK	19	LMA	CCA	PLAN APPROVAL	10/14/2016		
PARCEL	596	Growth Tier	1		6		
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	DR 2	ACRES	27
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	27
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				

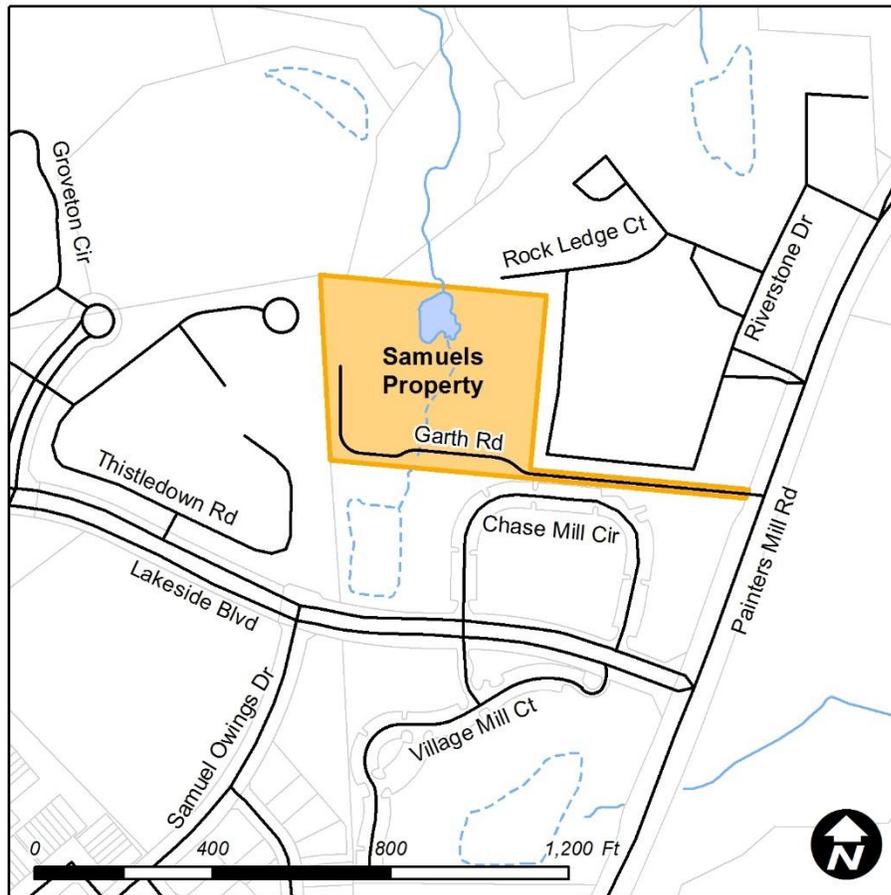
COMMENT: Refinement is to raze existing storage unit and replace with larger one.



Samuels Property-Refinement

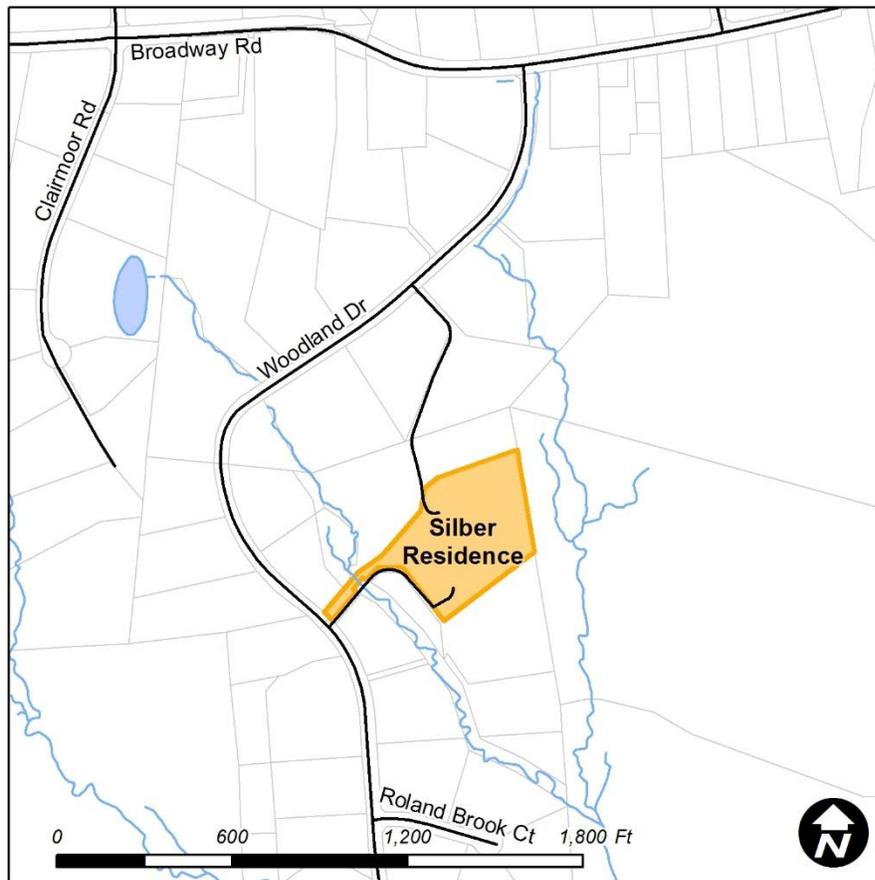
DEVELOPMENT TRACK:	Major	PAI #	20700				
DEVELOPMENT TYPE:	Multi-family	MINOR SUB #:	LIMITED #				
LOCATION:	Painters Mill Rd,, N of Lakeside Blvd						
MAP	67	COUNCIL DISTRICT	4	PLAN SUBMITTED	3/15/2016		
BLOCK	8	LMA	OMGA	PLAN APPROVAL	11/7/2016		
PARCEL	164	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	87	UNITS/LOTS	0	ZONING1	RAE 2	ACRES	4.9
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	4.9
MULTIFAM	87	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				

COMMENT: Refinement is to reduce the number of condos from 100 to 87.



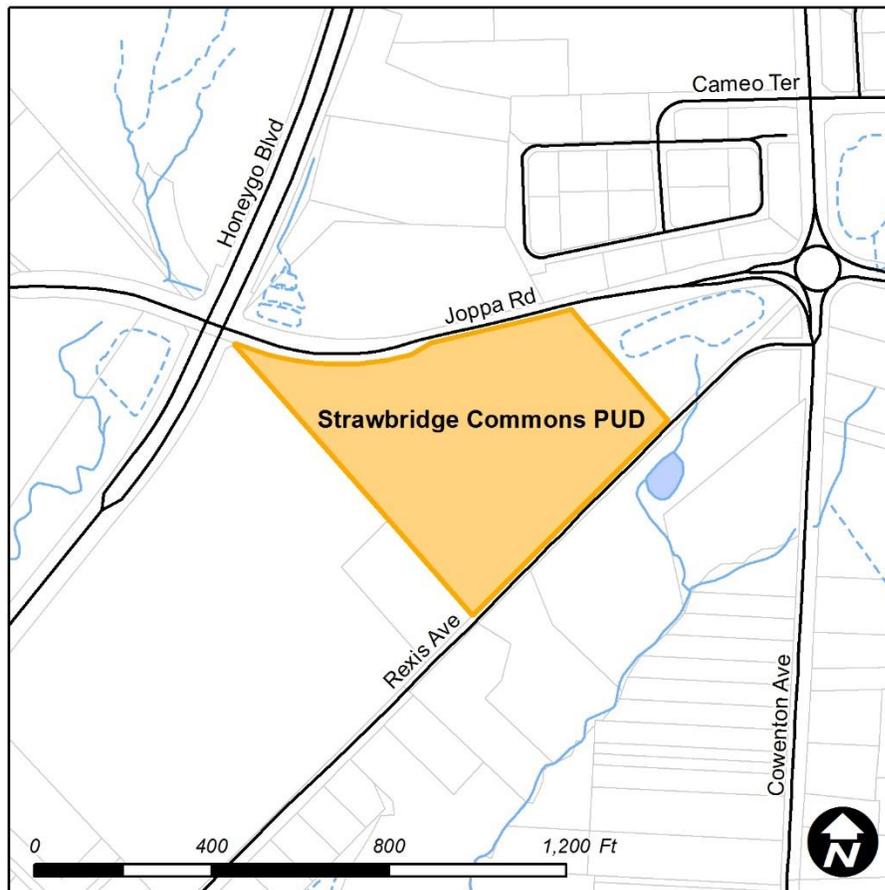
Silber Residence

DEVELOPMENT TRACK:	Minor	PAI #	80901			
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	15056M			
		LIMITED #				
LOCATION:	11515 Woodland Dr.					
MAP	59	COUNCIL DISTRICT	2	PLAN SUBMITTED	1/8/2016	
BLOCK	11	LMA	RRA	PLAN APPROVAL	10/19/2016	
PARCEL	306	Growth Tier	3			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	RC 5	ACRES 4.227
SFD	2	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 4.227
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			



Strawbridge Commons PUD

DEVELOPMENT TRACK:	PUD	PAI #	111133				
DEVELOPMENT TYPE:	SFA	MINOR SUB #:					
		LIMITED #					
LOCATION:	5021 East Joppa Rd						
MAP	72	COUNCIL DISTRICT	5	PLAN SUBMITTED	6/30/2016		
BLOCK	11	LMA	CCA	PLAN APPROVAL	10/14/2016		
PARCEL	67	Growth Tier	1				
#PROPOSED:		#DEVELOPED:		ZONING1	DR 3.5H	ACRES	12.033
UNITS/LOTS	58	UNITS/LOTS	0	ZONING2		ACRES	
SFD	0	DVLP SFD	0	ZONING3		ACRES	
SFSD	0	DVLP SFSD	0			TOTAL	12.033
SFA	58	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



Tollgate Overlook

DEVELOPMENT TRACK:	Major	PAI #	40752				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	LIMITED #				
LOCATION:	214-216 Tollgate Overlook						
MAP	58	COUNCIL DISTRICT	4	PLAN SUBMITTED	5/11/2016		
BLOCK	13	LMA	OMGA	PLAN APPROVAL	11/9/2016		
PARCEL	261	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	24	UNITS/LOTS	1	ZONING1	DR 3.5	ACRES	11.78
SFD	24	DVLP SFD	1	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL		11.78	
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				

